

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

May 11, 2018

Tim Princehorn, Shremshock Architects
7400 West Campus Road
New Albany, OH 43054

RECEIVED

MAY 17 2018

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 16

FILE NO. 780

SUBJECT: 1502 New Britain Avenue- SUP #1095-R1-18

Dear Mr. Princehorn:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1502 New Britain Avenue (P.F. Chang's China Bistro)- Application (SUP #1095-R1-18) of Shremshock Architects (Tim Pincehorn) on behalf of Westfarms Mall, LLC (R.O.) and P.F. Chang's China Bistro, Inc. (lessee) requesting an amendment to Special Use Permit #1095, originally approved on November 7, 2007. The applicant is requesting changes to the umbrellas, area lighting and area heating. No changes in seat count are proposed. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Gillette*) (*Binkhorst seated for Maresca*) (*Gillette seated for Vacancy*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. All outdoor dining furniture shall be removed at the end of the outdoor dining season.
4. Prior to the initial opening of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A sixty-five dollar (\$65) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **May 25, 2018**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

C: Matthew Hart, Town Manager
Kimberly Boncham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

May 11, 2018

Vicente Siguenza
26 Adelaide Street
Fairfield, CT 06825

RECEIVED

MAY 17 2018

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 64 LaSalle Road- SUP #1322

Dear Mr. Siguenza:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

64 LaSalle Road (Harvest Wine Bar)- Application (SUP#1322) of Vicente Siguenza, Harvest Wine Bar, on behalf of LaSalle Road Partners, LLC (R.O.) requesting approval of a Special Use Permit for a seventeen (17) seat outdoor dining area at Harvest Wine Bar. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Prestage*) (*Binkhorst seated for Maresca*) (*Gillette seated for Vacancy*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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May 17, 2018

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. All outdoor dining furniture shall be removed at the end of the outdoor dining season.
4. Prior to the initial opening of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A sixty-five dollar (\$65) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **May 25, 2018**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

C: Matthew Hart, Town Manager
Kimberly Bonham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

Sd\tpz\decisionletter\2018\64 Lasalle Road_May 7_Approved

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

May 11, 2018

Andrew J. Levesque, Facility Director
1678 Asylum Ave, University of St. Joseph
West Hartford, CT 06117

RECEIVED

MAY 17 2018

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 1678 Asylum Avenue- SUP #1324

Dear Mr. Levesque:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1678 Asylum Avenue (University of Saint Joseph)- Application (SUP #1324) of the University of Saint Joseph requesting approval of a Special Use Permit to install temporary office space on the north side of the existing O'Connell Athletic Center. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Binkhorst*) (*Binkhorst seated for Maresca*) (*Gillette seated for Vacancy*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. The temporary trailers are approved for a period of time not to exceed 36-months.



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If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

C: Matthew Hart, Town Manager
Kimberly Boncham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

S:\tpz\decisionletter\2018\1678 Asylum Ave_May 7_Approved

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

May 11, 2018

John MacNeil
77 Sterling Road
East Hartford, CT 06107

RECEIVED

MAY 17 2018

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 14-16 Oakwood Avenue- SUP #1323

Dear Mr. MacNeil:

At its regular meeting of Monday, May 7, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

14-16 Oakwood Avenue (Park and Oak Restaurant)- Application (SUP #1323) of DR Restaurant Ventures, LLC on behalf of Denon, LLC requesting approval of a Special Use Permit approval for a twelve (12) seat outdoor dining area at the Park and Oak Restaurant. (Submitted for TPZ receipt on April 2, 2018. Required public hearing scheduled for May 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Gillette; Second/Gomes*) (*Binkhorst seated for Maresca*) (*Gillette seated for Vacancy*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. All outdoor dining furniture shall be removed at the end of the outdoor dining season.
4. Prior to the initial opening of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

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If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boneham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

Sd\tpz\decisionletter\2018\14-16 Oakwood_May 7_Approved